



**Miami-Dade County
Department of Planning and Zoning**

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

July 26, 2005

**JEOVANNY RODRIGUEZ
355 ALHAMBRA CIRCLE - 900
CORAL GABLES FL, 33134**

**Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640**

Re: Zoning Hearing Application # Z2004000431 for 6425 CORP. . Date filed: 17-NOV-04.

Dear JEOVANNY RODRIGUEZ :

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: _____
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.



**Miami-Dade County
Department of Planning and Zoning**

HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER

July 22, 2005

JEOVANNY RODRIGUEZ
355 ALHAMBRA CIRCLE - 900
CORAL GABLES FL, 33134

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

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 7/28/05

SEE ATTACHED ADVERTISEMENT

Please respond to **JOSE HERNANDEZ** at HERNJOS@miamidade.gov, or mail to below address.

Zoning Hearings Section
111 NW 1 STREET, SUITE 1110
MIAMI, FLORIDA 33128
(305) 375-2640

Applicant's Draft

HEARING No. (04-431)

STR: 12-54-40

Council Area: C10

Commissioner Dist.: 06

APPLICANT: 6425 CORP.

- (1) DBC from RU-1 to RU-5A.
- (2) Applicant is requesting to permit the building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit 35' of dedication (50' required) for the north half of SW 24 Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request # 2 may be considered under Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests # 2-5 may be considered under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled, "Proposed Site Plan for Mr. Danny Masso" as prepared by Nestor J. Cifuentes consisting of four sheets, sheet A-2 dated stamped received May 02, 2005 and rest of the sheets dated stamped received March 14, 2005. Plans may be modified at public hearing.

SUBJECT PROPERTY: (legal description)

LOT 14, LESS THE SOUTH 10 FEET FOR ROAD AND THE EAST 30 FEET OF LOT 15, LESS THE SOUTH 10 FEET FOR ROAD, TAMiami ACRES PLAN 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION: 6425 S.W. 24 STREET (CORAL WAY), MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.257 ACRE

PRESENT ZONING: RU-1 Single Family Residential 7,500 sq. ft. net

CONTACT PERSON: JEOVANNY RODRIGUEZ
355 ALHAMBRA CIRCLE - 900
CORAL GABLES FL, 33134
(305) 520-2384